

PROJECT NARRATIVE

The Senior Living Community at the Fairmont Scottsdale Princess Resort is a 417 unit facility within the approved Fairmont Scottsdale Princess Masterplan - a portion of which (this submittal) consists of sixty (60) Assisted Living units; the remaining 357 being Independent Living apartments.

Overall, the site encompasses the approximately 25 acres immediately west of the resort and south of the (under construction) commercial component of the Masterplan. The Assisted Living element is located on the northern edge of the primary building (reference site plan) and immediately south of the commercial project in a three story wing. The Assisted Living apartments are a part of the primary building yet are serviced via a separate entry, dining rooms, focused amenities, and support facilities.

The site, at the heart of the Sonoran Desert with desert and mountain views of the McDowell range just to the east, highlight the arrival experience. Residents can enjoy the Tournament Playing Course at its southern edge. At night, city lights carpet the valley floor to the south and west, punctuated by Camelback Mountain and Mummy Mountain more distant.

With easy access from Scottsdale Road that adjoins the site's western edge, the vehicular entry drive, generously lined with walls, planters and landscaping, terminates at a large circular passenger drop-off. Paved in stone with surrounding trellises, the drop-off leads directly to separate entrances to the Independent Living Lodge, the Assisted Living Lodge, the Clubhouse and adjacent accessible and visitor parking. Architecturally, this outdoor space is framed by one-story, richly detailed buildings emulating a cluster of luxury single family residences. The multi-story living unit buildings form a backdrop to this setting.

The entry to the Assisted Living Lodge, with its view forward to a water feature in the landscaped Shade Courtyard, takes one directly to the amenity spaces for the residents. These include the Living Room and Dining Rooms. A short walk past the Library extends through a grand entry tower surrounded by a landscaped and shaded courtyard to the residential unit wing.

The Independent Living entry focuses on a Reception Center that offers an elegant interior setting and the beginning of an interior 'street' that connects through the entire Lodge north to south. This single path brings residents to amenities along the way that include a Wellness Center, Spa, Bistro, Living Room, Dining Room, Theaters, and Library. Elevators provide convenient circulation for the floor levels including the subterranean garage.

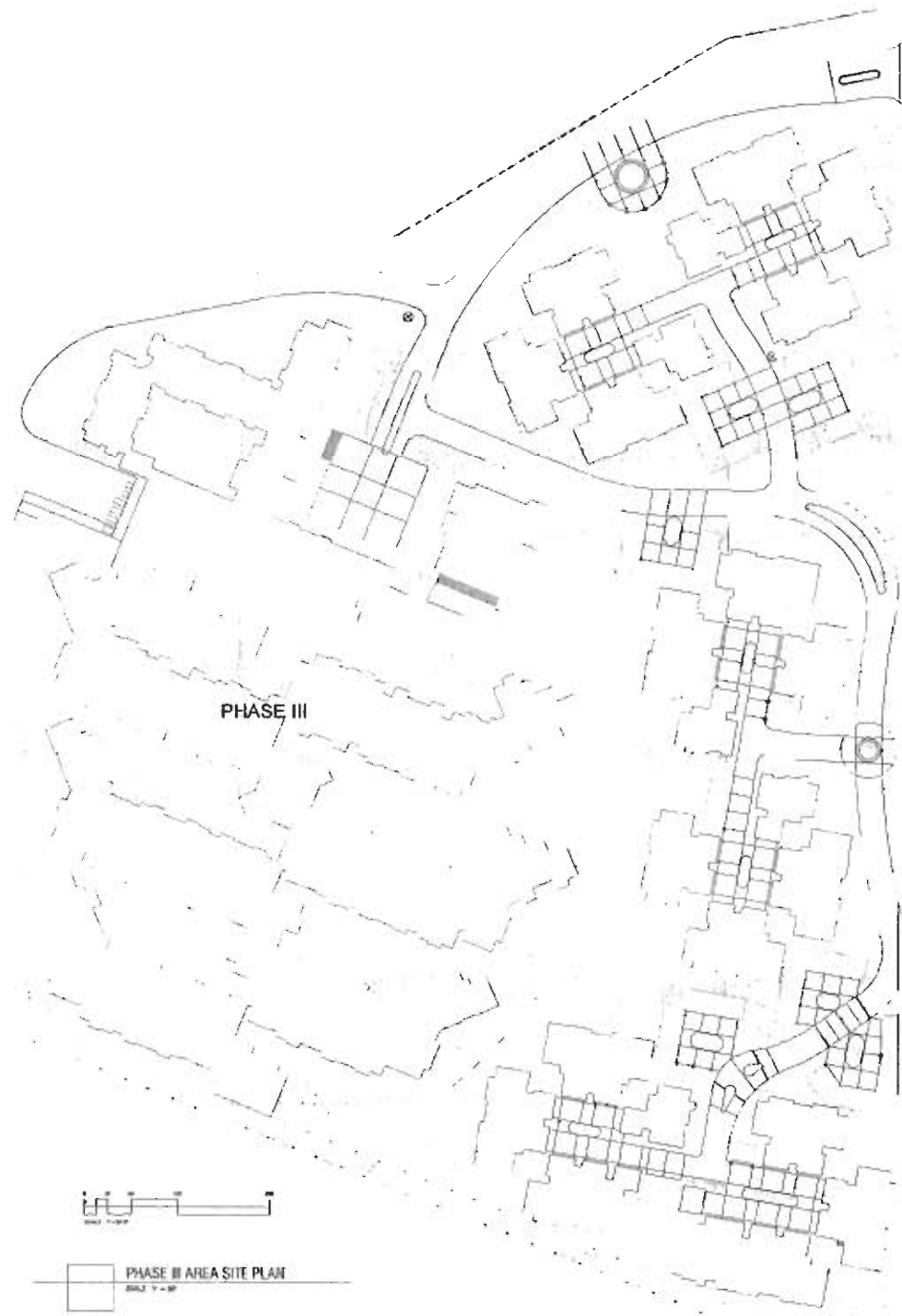
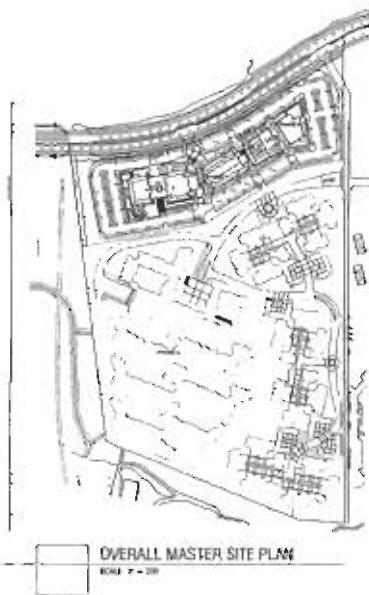
Five courtyards periodically open up between the buildings as one walks along the Lodge 'street' and provide protected lushly planted oases for the use and view by residents. Each courtyard will present a unique theme: a shade garden with focal water fountain, a turf area for larger social gatherings, a sheltered swimming pool and outdoor spa with negative edges and waterfalls and a formal, raised planter garden deck leading to the Clubhouse.

Yet another unique courtyard adjoins the main Living space and Dining Room. Greenhouses at the center of the formal raised planters provide an ornamental centerpiece for this outdoor space. Without divulging their purpose, they will also bring daylight to the parking garage below. The impression will be of formal elegance.

The Lodge 'street' opens up at its south to offer every resident a generous view of the TPC golf course landscape, the mountains east and south plus breathtaking night city light views. A lap pool and deck add to the enjoyment of this breathtaking setting.

Discovery continues at the south edge of our site as we find a riparian environment leading up the slope between the Lodge and Casitas on their east bank. This streambed falls some 15 feet from arrival to the golf course past pools and walking paths to be enjoyed by the residents as well as resort guests. At its upper reach lies the Clubhouse.

A separate roadway takes off from the main drive to extend along the north property line to a large turnaround which functions to accommodate tractor delivery trucks, emergency vehicles, waste trucks and access to the ramp that extends one level down to the parking garage for residents and employees. All services will be suitably screened from the view of residents and the adjoining properties alike.



**SENIOR LIVING
COMMUNITY**
AT TAYMONG PRINCESS RESORT
SCOTTSDALE, ARIZONA

Allen & Pugh
ARCHITECTS

**CONDITIONAL
USE PERMIT
04.21.06**

SITE PLAN WORKSHEET

NET LOT AREA: 61.11 ACRES (4,171,000 sq. ft.)

OPEN SPACE PROVIDED:	1,111,000 sq. ft.
LANDSCAPING PROVIDED:	1,111,000 sq. ft.
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LANDSCAPING PROVIDED:	1,111,000 sq. ft.
PARKING LOT LANDSCAPING PROVIDED:	1,111,000 sq. ft.
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GRAPHIC KEY

OPEN SPACE PROVIDED
PARKING LOT LANDSCAPING

DATE	04.21.06	SCALE	1" = 50'
BY	Allen & Pugh	SCALE	1" = 50'
BY	Allen & Pugh	SCALE	1" = 50'
BY	Allen & Pugh	SCALE	1" = 50'

**SITE PLAN
WORKSHEET**

SCALE	1" = 50'	DATE NOTED	04.21.06
GRAPHY	Allen & Pugh	DATE NOTED	04.21.06
CHECKED	Allen & Pugh	DATE NOTED	04.21.06
DATE NOTED	04.21.06	DATE NOTED	04.21.06

